090.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,300 / 649,300
					USE VALUE:	649,300 / 649,300
					ASSESSED:	649,300 / 649,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MARTIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WARD ANDREW F
Owner 2:	OOSTING SASKIA E
Owner 3:	
Street 1:	11 MARTIN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BIONELLI JOHN -
Owner 2:	D'ANGELO LISA -
Street 1:	11 MARTIN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .085 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 1560 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3704.000	277,500		371,800	649,300
Total Card	0.085	277,500		371,800	649,300
Total Parcel	0.085	277,500		371,800	649,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.22 | /Parcel: 416.22

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	58109
GIS Ref	
GIS Ref	
Insp Date	12/13/08

!7346!

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	277,500	0	3,704.	371,800	649,300		Year end	12/23/2021
2021	101	FV	269,100	0	3,704.	371,800	640,900		Year End Roll	12/10/2020
2020	101	FV	269,100	0	3,704.	371,800	640,900	640,900	Year End Roll	12/18/2019
2019	101	FV	225,500	0	3,704.	377,100	602,600	602,600	Year End Roll	1/3/2019
2018	101	FV	214,500	0	3,704.	281,500	496,000	496,000	Year End Roll	12/20/2017
2017	101	FV	214,500	0	3,704.	254,900	469,400	469,400	Year End Roll	1/3/2017
2016	101	FV	214,500	0	3,704.	244,300	458,800	458,800	Year End	1/4/2016
2015	101	FV	209,200	0	3,704.	207,100	416,300	416,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:25:25

LAST REV

Date	Time
07/26/18	10:49:37
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7346

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIONELLI JOHN,	55063-181		7/28/2010		402,000	No	No		
SISTARE STEVEN	28894-281		7/29/1998		245,500	No	No		Y

USER DEFINED

Prior Id # 1:	58109
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/26/2017	92	Redo Bas	30,570	O				
12/20/2012	1679	Manual	17,080	C				
9/20/2010	2026	Addition	239,000					2 STORY/MBDRM/REDO

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2017	Permit Visit	DGM	D Mann
8/24/2017	Left Notice	DGM	D Mann
4/10/2013	Info Fm Prmt	MM	Mary M
12/13/2008	Meas/Inspect	345	PATRIOT
4/6/2000	Inspected	264	PATRIOT
1/28/2000	Measured	264	PATRIOT
2/15/1994		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3704		Sq. Ft.	Site		0	70.	1.43	5									371,784						371,800	

Total AC/HA:	0.08503	Total SF/SM:	3704	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	371,784	Spl Credit		Total:	371,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00158143
Adj $ / SQ:	175.778
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340880
Depreciation:	63404
Depreciated Total:	277476

COMMENTS

PDAS. WOOD STOVE INSERT IN FRPL..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	1	HB					

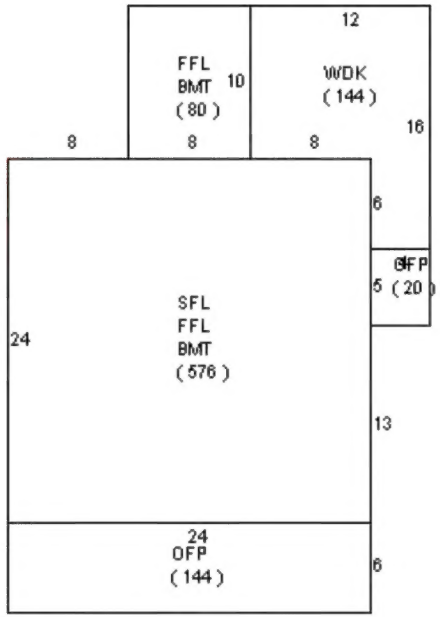
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.78
Special Features:	0	Val/Su Net:	126.37
Final Total:	277500	Val/Su SzAd	225.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	656	77.120	50,592
FFL	First Floor	656	175.780	115,310
SFL	Second Floor	576	175.780	101,248
OFP	Open Porch	164	26.600	4,363
WDK	Deck	144	12.960	1,867

Net Sketched Area:	2,196			Total:	273,380
Size Ad	1232	Gross Area	2196	FinArea	1560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

090.0-0005-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: